Karen Johnson Davidson County
Batch# 1212049 DEEDWARR
12/03/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20241203-0093902

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-24
File No. G24-22238

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Brian M. Ullrich and Renee C. Ullrich<br>(NAME) | Same as New Owner<br>(NAME) | 11-223 |
| 9908 Robin Oaks Drive<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Las Vegas, NV 89117<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Carolyn Lilly, an unmarried woman, and Justin Howard, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian M. Ullrich and Renee C. Ullrich, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being located in the 10th Civil District, Davidson County, Tennessee, on the southwest side of Greer Road, and being a portion of the property of record in Deed Book 6823, page 245; Deed Book 4910, page 554 and Deed Book 4544, page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, tax assessor's office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the southwest margin of Greer Road, same being the northernmost comer of this tract and the southeast comer of tract #3 of the Thrasher property (5.01acres as per survey of same date), also being 418.67 feet south of the southeast comer of Linda Lou Thompson Putman {In. 20090605-0052121 and In. 20000718-0070657, RODCT) as you measure along said margin; thence with said margin south 47 degrees 34 minutes 27 seconds east 49.75 feet to a point, same being of curvature of a curve proceeding clockwise, having a deflection angle of 1O degrees 36 minutes 29 seconds, a radius of 420.20 feet, a tangent length of 39.01 feet, and a chord of south 42 degrees 16 minutes 12 seconds east 77.69 feet; thence along said curve an arc length of77.80 feet to an iron rod at a post in said margin; thence leaving road with line of Larry C. Hughes (In.20010810-0086362, RODCT) South 51 degrees 57 minutes 29 seconds west 998.63 feet to an iron rod at a post; thence south 85 degrees 24 minutes 20 seconds east 281.38 feet to an iron at a large Hickory tree; thence with line of Christopher Dale Wood (In. 20020730-0091422, RODCT) South 86 degrees 40 minutes 20 seconds east 183.34 feet to an iron rod; thence with line of Roy H. Lay (In.20160630-0066736, RODCT) South 30 degrees 15 minutes 04 seconds west 168.62 feet to a point (passing a witness iron rod at 149.95 feet); thence with line of Diana S. Finley (In.20161110-0119352, RODCT) south 30 degrees 15 minutes 32 seconds west 290.06 feet to an iron rod at a 24-inch Poplar tree; thence with line of said tract

#3 north 36 degrees 43 minutes 33 seconds west 568.38 feet to an iron rod; thence north 49 degrees 48 minutes 02 seconds east 1053.94 feet to the point of beginning containing 5.18 acres more or less by survey by Jim Carman, Register Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 20, ~~20117.~~ 2017.

Being the same property conveyed to Carolyn Lilly, an unmarried woman and Justin Howard, an unmarried man by Deed dated June 18, 2021 from Donald Ray Phillips and Sharon Lee McPeak, recorded June 24, 2021, in Instrument Number 20210624-0085625, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2971 Greer Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of November, 2024.

Carolyn Lilly

Justin Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2024, before me personally appeared Carolyn Lilly and Justin Howard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of November, 2024.

Notary Signature
My commission expires: 1/28/28

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **11/27/2024** (date of document).

Affiant Signature

**12/03/2024**

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **3rd** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202412030093902